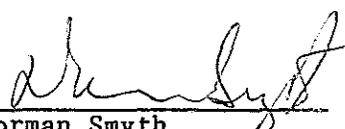
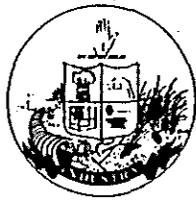


I, NORMAN SMYTH, Deputy Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 365 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 24th day of April, 1992.

  
Norman Smyth  
Deputy Clerk  
City of Vaughan

DATED at the City of Vaughan  
this 6th day of May, 1992.



# THE CITY OF VAUGHAN

# BY-LAW

## BY-LAW NUMBER 15-91

A By-law to adopt Amendment Number 365 to the Official Plan of the Vaughan Planning Area.

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 365 to the Official Plan of the Vaughan Planning Area, consisting of the attached text, and Schedule "1" is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 365 to the Official Plan of the Vaughan Planning Area.
3. AND THAT this By-law shall come into force and take effect on the day of the final passing thereof.

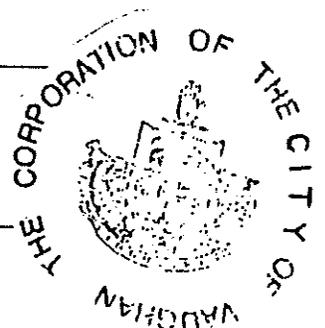
READ a FIRST, SECOND and THIRD time and finally passed this 22nd day of January 1991.

"L.D. Jackson"

\_\_\_\_\_  
L.D. Jackson, Mayor

"J.D. Leach"

\_\_\_\_\_  
J. D. Leach, City Clerk



**AMENDMENT NUMBER 365  
TO THE VAUGHAN OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" to Amendment Number 365 of the Official Plan of the Vaughan Planning Area constitute Amendment Number 365.

Also attached hereto but not constituting part of the Amendment is Appendix "1".



## I. PURPOSE

The purpose of this Amendment is to provide for a general amendment to Official Plan Amendment Number 252 in order to permit limited accessory retail sales in parts of the amendment area, being the Tudor North Industrial Area.

## II. LOCATION

The lands subject to this Amendment are located south of Rutherford Road, between Keele Street and the Canadian National Railway tracks, and north of Langstaff Road in Lots 13, 14 and 15, Concession 3, being the Tudor North Industrial Area, City of Vaughan. The lands are shown on the attached Schedule "1" as "Lands Subject to Amendment No. 365" and hereinafter referred to as the "subject lands".

## III. BASIS

The decision to amend the Official Plan is based on the following conditions:

1. The subject lands are designated "Prestige Industrial", "Rail Oriented Industrial", and "General Industrial" by OPA #252. OPA #252 prohibits accessory retail sales in areas designated "Industrial". An Official Plan Amendment is required in order to permit such uses.
2. Recent Secondary Plans for industrial areas include policies to allow limited accessory retail sales. Accessory retail sales are permitted on interior lots and are limited in area to 10% of the total gross floor area. Experience has demonstrated that this arrangement functions well. It allows a manufacturer to display and offer for sale goods that are assembled or manufactured on the premises, while maintaining the integrity and character of the industrial area. On this basis, the intent of the Official Plan is maintained.
3. On November 19, 1990, the Council of The Town of Vaughan considered the Official Plan and Zoning By-law Amendment applications at a Public Hearing. At that meeting, Council approved the Official Plan Amendment application.

IV DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE  
THERE TO

Amendment Number 252 to the Official Plan of the Vaughan Planning Area is hereby amended by deleting subparagraph 2.b of Section IV, DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERE TO, and substituting therefor the following:

"Notwithstanding Subsection 2.1(a) Industrial, limited retail sales accessory to an industrial use shall be permitted for those industrial lots within the interior of the plan. The gross floor area of the accessory retail sales shall not exceed 10% of the entire unit devoted to the industrial use. No accessory retail sales shall be permitted on those lots abutting Rutherford Road and Dufferin Street. The implementing zoning by-law shall provide for appropriate zoning standards."

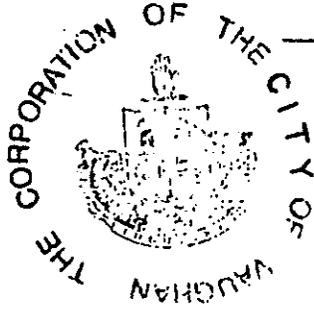
V. IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands, shall be implemented by way of an amendment to the Town of Vaughan Zoning By-law.

VI. INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that plan shall apply with respect to this Amendment.

THIS IS SCHEDULE '1'  
 TO AMENDMENT NO. 365  
 ADOPTED THE 22 DAY OF JAN., 1991

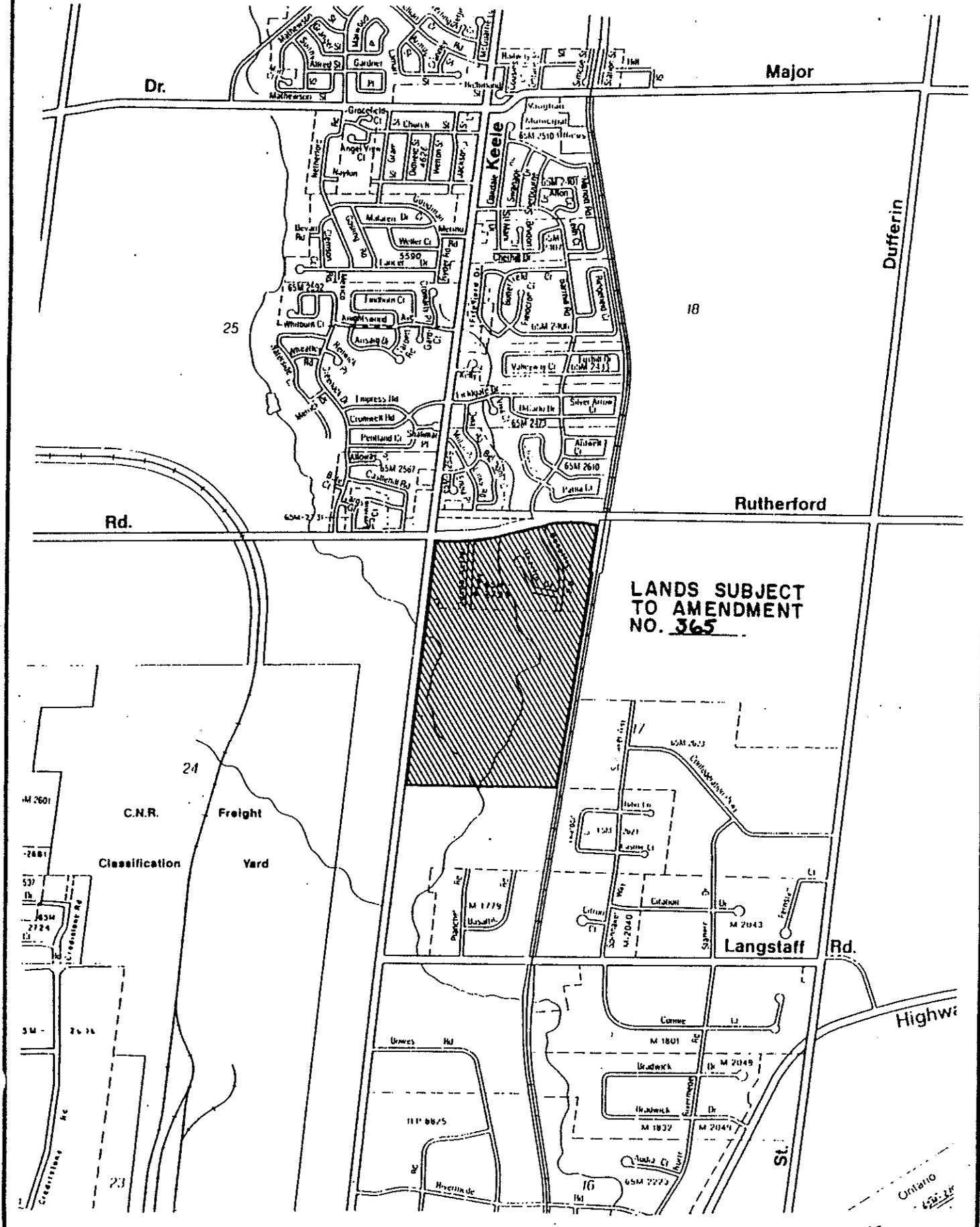


"L.D. Jackson"  
 \_\_\_\_\_  
 MAYOR

"J.D. Leach"  
 \_\_\_\_\_  
 CLERK

LOCATION: PT. LOTS 13, 14 & 15  
 CONC. 3

SCALE : 0 1000m



APPENDIX I

The subject lands are located south of Rutherford Road, between Keele Street and the Canadian National Railway tracks, in Lots 13, 14, and 15, Concession 3, being the Tudor North Industrial Area, in the City of Vaughan.

The Official Plan policies in OPA #252 do not permit accessory retail sales in Industrial Areas and therefore, an amendment to the Official Plan is required.

Vaughan Council at its April 18, 1990, Public Hearing resolved:

"THAT Official Plan and Zoning By-law Amendment Applications OP.13.89 and Z.114.90, (Fieldgate Developments and Keelang Properties), BE APPROVED, subject to the following conditions:

1. That Amendment #252 be amended to permit a maximum of 10% accessory retail sales on interior lots within amendment area.
2. That the implementing by-law shall provide that where retail sales accessory to an industrial use are permitted:
  - a) the use shall be permitted on interior lots only; and,
  - b) the gross floor area of the accessory use shall not exceed 10% of the gross floor area of the entire unit devoted to the industrial use and this area shall be separated from the rest of the unit by a solid partition.
3. That the owners pay a surcharge in the amount of \$1000.00 to the Town of Vaughan for the processing of the Official Plan Amendment and Zoning by-law in accordance with By-law 175-90."